

174.0

0003

0015.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

10,100 /

10,100

10,100 /

10,100

10,100 /

10,100

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0 | LOT | ARNOLD ST, ARLINGTON |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|--------------|-----------------|----------------|------------|------------------------------------|--------------|-------------------|
| 132 | 1960.000 | | | 10,100 | 10,100 | |
| | | | | | | |
| | | | | | | |
| Total Card | 0.045 | | | 10,100 | 10,100 | Entered Lot Size |
| Total Parcel | 0.045 | | | 10,100 | 10,100 | Total Land: |
| Source: | Market Adj Cost | | | Total Value per SQ unit /Card: N/A | /Parcel: N/A | Land Unit Type: |

| | |
|-----------|----------|
| User Acct | 116001 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/20/99 |
| 12/20/99 | |


Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 116001 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| mmcmakin | |
| 13522 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

!13522!

PRINT

| Date | Time |
|----------|----------|
| 12/11/20 | 03:27:48 |

LAST REV

| Date | Time |
|----------|----------|
| 07/28/20 | 14:08:03 |

| | | |
|------------------------|---------|------------|
| OWNERSHIP | Unit #: | |
| Owner 1: RIBEIRO JOSE | | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: 45 ARNOLD ST | | |
| Street 2: | | |
| Twn/City: ARLINGTON | | |
| St/Prov: MA | Cntry: | Own Occ: Y |
| Postal: 02476 | | Type: |

| | |
|--------------------------------|--------|
| PREVIOUS OWNER | |
| Owner 1: LOPEZ PATRICIA MARY - | |
| Owner 2: - | |
| Street 1: 45 ARNOLD STREET | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02476 | |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This Parcel contains 1,960 Sq. Ft. of land mainly classified as Undev. Land | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |
| | Amount |
| | Com. Int |

| | |
|------------------|------------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| | SINGLE FA |
| | 100 |
| | water |
| | Sewer |
| | Electri |
| | Census: |
| | Flood Haz: |
| D | Exempt |
| | Topo |
| s | Street |
| t | Gas: |

| | |
|-----------------------------------|----------------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description LUC Fact |
| | No of Units |
| | Depth / PriceUnits |
| | Unit Type |
| | Land Type |
| | LT Factor |

| | | | | | | | | | | | | | | | | | | | |
|-----|-------------|------|---------|------|---|-----|------|---|--|---------|-----|------|-----|--|--------|--|--|--|--------|
| 132 | Undev. Land | 1960 | Sq. Ft. | Site | 0 | 70. | 0.07 | 6 | | Unbuild | -85 | Size | -80 | | 10,055 | | | | 10,100 |
|-----|-------------|------|---------|------|---|-----|------|---|--|---------|-----|------|-----|--|--------|--|--|--|--------|

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| LOPEZ PATRICIA | 1522-119 | | 2/9/2018 | Mult Lots | 605,000 | No | No | | |
| | 882-72 | | 1/1/1901 | Family | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|---------|
| 7/28/2020 | Mail Update | MM | Mary M |
| 12/20/1999 | Vacant Lot | 163 | PATRIOT |
| 2/2/1994 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA _____

| EXTERIOR INFORMATION | | | BATH FEATURES | | | COMMENTS | | | SKETCH | | | | | | | | | |
|--------------------------|-------------------|--------------|----------------|-------------------------|----------|------------------|---------------------------------|-----------|---------------|------------|----------|-------------|-----------|-----------|-----------------------------|-----------------|--------------|--|
| Type: | | | Full Bath: | Rating: | | | | | | | | | | | | | | |
| Sty Ht: | | | A Bath: | Rating: | | | | | | | | | | | | | | |
| (Liv) Units: | | Total: | 3/4 Bath: | Rating: | | | | | | | | | | | | | | |
| Foundation: | | | A 3QBth | Rating: | | | | | | | | | | | | | | |
| Frame: | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | |
| Prime Wall: | | | A HBth: | Rating: | | | | | | | | | | | | | | |
| Sec Wall: | | % | OthrFix: | Rating: | | | | | | | | | | | | | | |
| Roof Struct: | | | OTHER FEATURES | | | RESIDENTIAL GRID | | | | | | | | | | | | |
| Roof Cover: | | | Kits: | Rating: | | 1st Res Grid | Desc: | # Units: | | | | | | | | | | |
| Color: | | | A Kits: | Rating: | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | |
| View / Desir: | | | Frl: | Rating: | | Other | | | | | | | | | | | | |
| GENERAL INFORMATION | | | WSFlue: | Rating: | | Upper | | | | | | | | | | | | |
| CONDO INFORMATION | | | | | | Lvl 2 | | | | | | | | | | | | |
| Grade: | | | | | | Lvl 1 | | | | | | | | | | | | |
| Year Blt: | | Eff Yr Blt: | | | | Lower | | | | | | | | | | | | |
| Alt LUC: | | | | | | Totals | RMs: | BRs: | Baths: | HB: | | | | | | | | |
| Jurisdct: | | | | | | REMODELING | | | RES BREAKDOWN | | | | | | | | | |
| Const Mod: | | | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | |
| Lump Sum Adj: | | | | | | Interior: | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | Additions: | | | | | | | | | | | | |
| Avg Ht/FL: | | | Phys Cond: | 0.0 | % | Kitchen: | | | | | | | | | | | | |
| Prim Int Wall | | | Functional: | | % | Baths: | | | | | | | | | | | | |
| Sec Int Wall: | | % | Economic: | | % | Plumbing: | | | | | | | | | | | | |
| Partition: | | | Special: | | % | Electric: | | | | | | | | | | | | |
| Prim Floors: | | | Override: | | % | Heating: | | | | | | | | | | | | |
| Sec Floors: | | % | Total: | | 0 | General: | | | | | | | | | | | | |
| Bsmnt Flr: | | | CALC SUMMARY | | | COMPARABLE SALES | | | SUB AREA | | | | | | | | | |
| Subfloor: | | | | | | Rate | Parcel ID | Typ | Date | Sale Price | Code | Description | Area - SQ | Rate - AV | Undepr Value | SUB AREA DETAIL | | |
| Bsmnt Gar: | | | | | | | | | | | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | |
| Electric: | | | | | | | | | | | | | | | | | | |
| Insulation: | | | | | | | | | | | | | | | | | | |
| Int vs Ext: | | | | | | | | | | | | | | | | | | |
| Heat Fuel: | | | | | | | | | | | | | | | | | | |
| Heat Type: | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | | | | | | | | | | | | | | | | | | |
| % Heated: | | % AC: | | | | | | | | | | | | | | | | |
| Solar HW: | | Central Vac: | | | | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | Make: | | | Model: | | Serial #: | | Year: | | Color: | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | PARCEL ID 174.0-0003-0015.0 | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | | | Total Special Features: | | | | | Total: | | | | | | | | | |